



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA TUESDAY, JUNE 17, 2008

Time & Location: 6:00p.m. at City Hall, 2nd Floor, One Civic Square, Carmel, IN 46032

Agenda Items:

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
 - 1. Legacy PUD Economic Development Plan & Resolution
By: Thomas Pitman, Baker & Daniels, LLP
- H. Public Hearings:**
 - 1H. Docket No. 08060001 OA: Monon and Main PUD Amendment**

The applicant seeks approval to amend Ordinance Z-462-04 Monon and Main PUD for the purpose of allowing non-residential uses on upper floors in the Primary Area. The site is located at the intersection of Main Street & 3rd Avenue NW and is zoned PUD. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.
 - 2H. Docket No. 08060002 ZW: West Carmel Dr. Retail (Meijer Outlot A)**

The applicant seeks zoning waiver approval from Section 20G.05.07.B for a reduced building height for a new façade design. The site is located at the northeast corner of Carmel Dr. & Pennsylvania St. and is zoned OM/M – Old Meridian District/Meijer Zone. Filed by Ken Cave of Thomas English Retail Real Estate, LLC.
- I. Old Business:**
 - 1-3I. Docket No. 08020021 DP Amend/ADLS Amend: Staybridge Suites**

The applicant seeks site plan and design approval for a 3-story extended stay hotel. The applicant also seeks the following commitment amendment and zoning waiver approvals:
Docket No. 08020022 CA amendment of parcel's previous commitments
Docket No. 08020023 ZW Chapter 23E.09.E.1: building must face Pennsylvania St.
The site is located at the 10800 block of Pennsylvania St. and is zoned B-6/Business within the West Home Place Commercial Corridor – High Intensity area. Filed by Jim Shinaver of Nelson & Frankenberger for Hotel Development Services, LLC.

4I. *(May be heard tonight, pending a vote from the Subdivision Committee)*

Docket No. 08020028 DP/ADLS: The Legacy Towns & Flats

The applicant seeks site plan and design approval for a retail/residential development of 23 buildings with 288 residential units. The site is located southeast of the 7000 block of E. 146th St. and is zoned PUD/Planned Unit Development.

Filed by Charlie Frankenberger of Nelson & Frankenberger for J.C. Hart Company, Inc.

5I. *(May be heard tonight,, pending a vote from the Subdivision Committee)*

Docket No. 07010008 Z: 116th & Guilford Rezone

The applicant seeks to rezone approximately 9.5 acres from I-1/Industrial to R-1/Residence.

The site is located at 1441 S. Guilford Rd. Filed by the Carmel Dept. of Community Services on behalf of the Carmel Plan Commission.

J. Adjournment